

April 18, 1968

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Development Administrator  
SUBJECT: BOARD OF APPEAL REFERRALS

1033  
4/18

Re: Petition No. Z-1109  
Tower Trust  
138 Chandler Street, Boston

Petitioner seeks a variance to change occupancy from three to four families in an Apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 17-1 Usable open space is insufficient	150 sq.ft.	105 sq.ft.

The property, a four-story and basement brick structure, is located near the intersection of Chandler and Dartmouth Streets. The petitioner was granted a permit in March of 1968 to change the occupancy from a lodging house (17 rooms) to three apartments. The South End staff has no objection to the proposed increase to four apartments. The open space violation is minimal and approval is recommended.

VOTED: That in connection with Petition No. Z-1109, brought by Tower Trust, 138 Chandler Street, Boston, for a variance of insufficient open space to change occupancy from three to four families in an Apartment (H-2) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The open space violation is minimal. The proposal conforms with the objectives of the South End Urban Renewal Plan.

Re: Petition No. Z-1110  
Richard J. Buccheri  
32-34 Minot Street, Dorchester

Petitioner seeks a forbidden use and four variances to erect a one and one-half story structure for purposes of operating a private club in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A private club is forbidden in R-.5 district		
Sect. 19-1 Parking not allowed in front yard nor within 5 feet of side lot line		
Sect. 19-1 Side yard is insufficient	10 ft.	7 ft.
Sect. 20-1 Rear yard is insufficient	40 ft.	5 ft.
Sect. 23-2 Off-street parking is insufficient	102 spaces	50 spaces



The property is located on Minot Street a short distance from Neponset Avenue. The petitioner would demolish an existing two-story frame duplex dwelling. The proposed structure would be utilized as a Knights of Columbus Clubhouse and hall. The proposal is incompatible with the residential character of the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1110, brought by Richard Buccheri, 32-34 Minot Street, Dorchester, for a forbidden use and variances of parking in front yard and within five feet of side lot line, insufficient side yard, rear yard and off-street parking to erect a one and one-half story structure in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal is incompatible with the residential character of the neighborhood.

Re: Petition No. Z-1111  
Thomas Bowen  
26 Newhall Street, Dorchester

Petitioner seeks four variances to erect a two-family dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2	Lot area for additional dwelling unit is insufficient	3000 sq.ft./du	118 sq.ft./du
Sect. 15-1	Floor area is excessive	0.5	0.8
Sect. 16-1	Maximum height of building is excessive	2½ stories 35 ft.	3 stories 29 ft.
Sect. 20-1	Rear yard is insufficient	40 ft.	29 ft.

The property, a vacant lot, is located at the intersection of Newhall and Coffey Streets. The petitioner proposes to erect a three-story two-family dwelling.

The proposed density is excessive and inconsistent with other two-family structures in the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1111, brought by Thomas Bowen, 26 Newhall Street, Dorchester, for variances of insufficient lot area for additional dwelling unit, rear yard and excessive floor area ratio and building height to erect a three-story two-family dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed density is excessive and inconsistent with other two-family structures in the neighborhood.



Re: Petition No. Z-1112  
Roxbury Federation of Neighborhood  
Centers, Inc.  
38-50 Dearborn Street, Roxbury

Petitioner seeks a variance to change occupancy from retail stores to a Neighborhood Community Building in a Local Business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-2 Off-street parking is insufficient	81 spaces	20 spaces

The property, a one-story brick structure, is located opposite the Orchard Park Housing Project at Zeigler and Eustis Streets. The proposed social service agency, The Orchard Park House of the Roxbury Federation of Neighborhood Centers, would accommodate residents of the project who would not require off-street parking facilities. Twenty spaces would be provided for the staff of twelve case workers. Approval is recommended.

VOTED: That in connection with Petition No. Z-1112, brought by the Roxbury Federation of Neighborhood Centers, Inc., 38-50 Dearborn Street, Roxbury, to change occupancy from retail stores to a Neighborhood Community Building in a Local Business (L-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposed Social Service Agency will accommodate residents of the adjacent Orchard Park Housing Project who require no off-street parking facilities.

Re: Petition No. Z-1113  
Marvin E. Goody  
70-72 River Street, Boston

Petitioner seeks a variance to change occupancy from storage, one-family and garage to a two-family dwelling and two-car garage in an Apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 17-1 Usable open space insufficient	150 sq.ft.	14.5 sq.ft.

The property, a two-story brick structure, is located near the intersection of River and Mt. Vernon Streets. The proposal would eliminate a non-conforming use (storage). It is practically impossible to comply with the open space requirement as the building covers approximately 98% of the lot. Approval is recommended.



VOTED: That in connection with Petition No. Z-1113, brought by Marvin E. Goody, 70-72 River St., Boston, for a variance of insufficient open space to change occupancy from storage, one-family and garage to a two-family dwelling and two car garage in an Apartment (H-2-65) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposal is consistent with the residential nature of the area and would eliminate an existing non-conforming use.

Re: Petition No. Z-1114  
Mary T. Maillet  
307 Poplar Street, Roslindale

Petitioner seeks an extension of a non-conforming use and a variance to change occupancy from two families to three families in a Single Family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-1 The extension of a non-conforming use requires a Board of Appeal hearing		
Sect. 14-2 Lot area for additional dwelling unit is insufficient	4000 sq.ft./du	0

The property, a 2½ story frame dwelling, is located on Poplar Street opposite Brown Avenue. The neighborhood is one of single and two family residences. The planned conversion is incompatible with and would adversely affect the residential character of the neighborhood. Denial is recommended.

VOTED: That in connection with Petition No. Z-1114, brought by Mary T. Maillet, 307 Poplar Street, Roslindale, for an extension of a non-conforming use and a variance of insufficient lot area, for additional dwelling unit to change occupancy from two to three families in a Single Family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed conversion would be incompatible with the single and two-family residential character of this neighborhood.